



48 Primrose Way, Seaton, EX12 2XQ

Asking Price £240,000 Freehold

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A well presented mid terrace, modern house occupying a peaceful, popular location with very attractive rear garden and one allocated parking space. The house is well presented throughout whilst benefitting from sealed unit double glazing and electric heating. New LED light fittings throughout. Number 48 enjoys a highly convenient location being on the Hoppa bus route providing easy access to the town/sea front whilst being within easy walking distance of the local convenience store. The accommodation briefly comprises an entrance hall, living room, kitchen/dining room, two bedrooms and bathroom. Outside to the rear of the property is a very attractive, secluded sunny garden which includes a level paved terrace. There is also one allocated parking space as well as on street parking located close at hand.



Council Tax Band: B



GROUND FLOOR

Front door leading to

ENTRANCE PORCH

Coats hanging area, louvre fronted cupboard with trip box, electric smart meter and storage. access to

LIVING ROOM

15'05" x 11'09" (4.70m x 3.58m)

Aspect over the front of the property, stairs rising to first floor, understairs storage cupboard. TV point, internet fibre connection/phone socket, fire surround. Leading to

KITCHEN/DINING ROOM

11'09" x 9'02" (3.58m x 2.79m)

Aspect to the rear of the property. Fitted with range of units comprising roll top work surfaces, drawer units, cupboard units and eye level wall units. Built in electric induction hob (new) and oven with hood over. Single drainer stainless steel sink unit. Plumbing for automatic washing machine. Space for fridge freezer. Room for a dining table. Sealed unit double glazed doors to outside.

FIRST FLOOR

Landing with hatch to insulated loft space. Doors leading to :

BEDROOM ONE

11'10" x 9'03" (3.61m x 2.82m)

Aspect over the rear garden in an easterly direction with good view towards the Axe valley countryside. Telephone Point.

BEDROOM TWO

11'09" x 9'02" (3.58m x 2.79m)

Aspect over the front of the house.

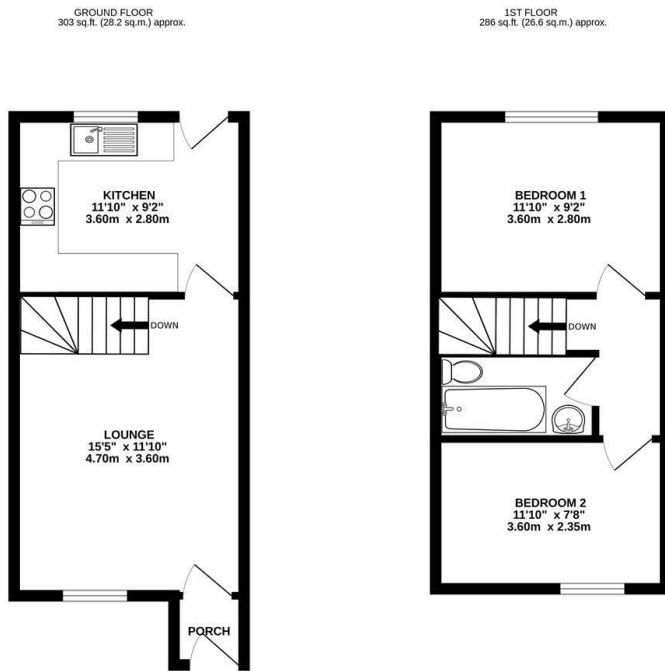
BATHROOM

9'05" x 4'07" (2.87m x 1.40m)

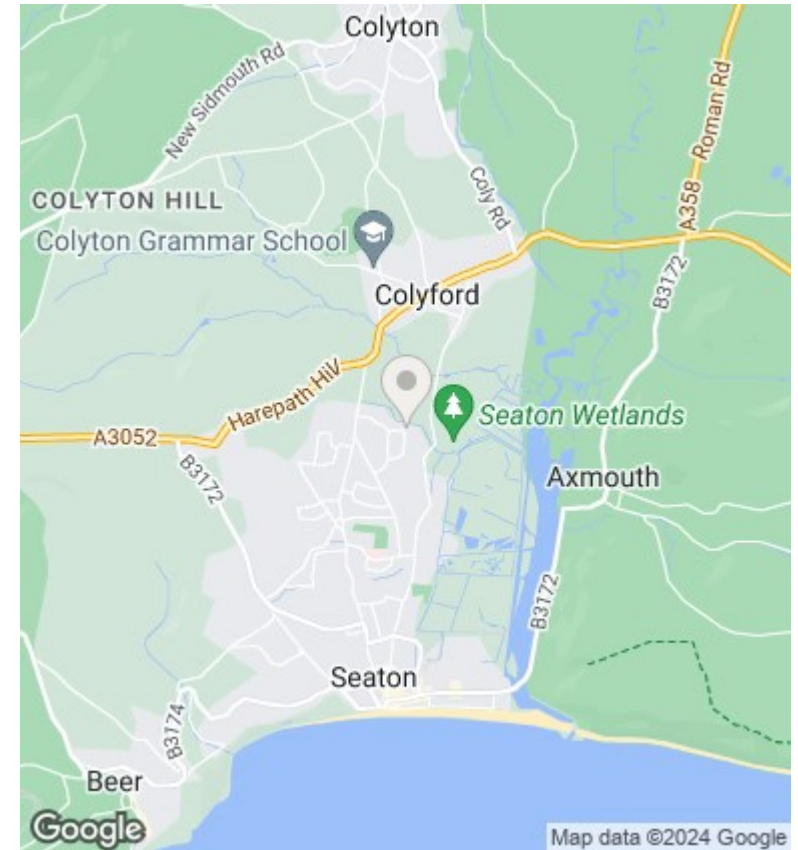
Comprehensively refitted in February 2024 with a very attractive white suite comprising panelled bath with Triton independent electric shower, low level WC, pedestal wash hand basin, fully tiled throughout. Quality flooring. Heated towel rail. Large mirrored bathroom cabinet over wash basin. Built in airing cupboard with insulated copper cylinder with immersion and timer (1/2 hour, 1 hour, 2 hour). Shaver point.

OUTSIDE

To the front of the house is an enclosed area of garden with grassed area and selection of shrubs and plants. To the rear is a good sized enclosed garden measuring approx 35'03" x 12'10" which offers good deal of privacy, enjoys a sunny aspect, level paved patio. There is a rear pedestrian access. Outside hose to connect to kitchen tap. Located close at hand is an allocated parking space for one vehicle. It is also usually possible to park on street directly outside the house.



TOTAL FLOOR AREA: 589 sq ft. (54.7 sq. m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their accuracy or efficiency can be given.
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Directions

Viewings

Viewings by arrangement only. Call 01297 24022 to make an appointment.

Council Tax Band

B

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		90
(81-91)	B		
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	